

**CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION
WORK SESSION MINUTES**

November 27, 2017

**5151 Marsh Road, Okemos, MI 48864-1198
Town Hall Room, 517-853-4560**

PRESENT: Chair Ianni, Vice-Chair Scott-Craig, Commissioners Premoe, Cordill, Tenaglia, Lane, Richards
ABSENT: Commissioner Baruah
STAFF: Director of Community Planning and Development Mark Kieselbach, Economic Development Director Chris Buck, Planning Intern Justin Quagliata, Principal Planner Peter Menser

1. Call meeting to order

Chair Ianni called the work session to order at approximately 6:01 p.m.

2. Approval of agenda

Vice-Chair Scott-Craig moved to approve the agenda. Seconded by Commissioner Premoe. Voice vote. Motion carried unanimously.

3. Presentation/Discussion

A. Shaping the Avenue: Form-based code initiative

- Architect Geoffrey Ferrell introduced himself to the Planning Commission and provided an overview of the Shaping the Avenue project. Mr. Ferrell proceeded with a presentation that addressed the intent behind form-based codes and their impact on a community's built environment, along with the features of the draft ordinance language.
- Planner Brad Strader introduced himself to the Planning Commission and provided an overview of the streets component of form-based code. Mr. Strader addressed the intent to transform Grand River Avenue into a type of "Main Street Boulevard" over time, which would create a safer Avenue and the opportunity to allow for pedestrian crossings.
- Commissioner Premoe asked how form-based code might affect properties currently proposed for or under development.
- Principal Planner Menser stated property owners and developers would not have the development standards changed during an ongoing project.

4. Public remarks

- Doris Schwartz, 2209 Kent, voiced concerns over mistakes related to the Methodist Road right-of-way in the draft form-based code. Ms. Schwartz also noted the form-based code district boundary in the proposed regulating plan seemed inconsistent with the PICA in the Master Plan.

- Tim Potter, 4632 Van Atta, commented the draft form-based code only references motor vehicle parking and not bicycle parking.

5. Adjournment

Chair Ianni adjourned the work session at approximately 7:03 p.m.

Respectfully Submitted,

Peter Menser